146.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	767,000	/	767,000
USE VALUE:	767,000	/	767,000
ASSESSED:	767,000	/	767,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		HILLCREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CHOWDBURY RABIUL
Owner 2:	CHOWDBURY SHAHIN
Owner 3:	
Street 1:	2 HILLCREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COFRAN ROBERT M & EMILY A -
Owner 2:	-
Street 1:	2 HILLCREST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .176 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Stucco Exterior and 2296 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7675.000	298,800		468,200	767,000
Total Card	0.176	298,800		468,200	767,000
Total Parcel	0.176	298,800		468,200	767,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 334.06 | /Parcel: 334.06

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	GIS Ref	GIS Ref	Insp Date
95765			05/05/18

!11406!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 146.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	298,800	0	7,675.	468,200	767,000		Year end	12/23/2021
2021	101	FV	290,000	0	7,675.	468,200	758,200		Year End Roll	12/10/2020
2020	101	FV	290,100	0	7,675.	468,200	758,300	758,300	Year End Roll	12/18/2019
2019	101	FV	227,400	0	7,675.	438,900	666,300	666,300	Year End Roll	1/3/2019
2018	101	FV	225,800	0	7,675.	362,800	588,600	588,600	Year End Roll	12/20/2017
2017	101	FV	225,800	0	7,675.	333,600	559,400	559,400	Year End Roll	1/3/2017
2016	101	FV	225,800	0	7,675.	304,300	530,100	530,100	Year End	1/4/2016
2015	101	FV	220,400	0	7,675.	298,500	518,900	518,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:27:53

LAST REV

Date	Time
05/18/18	10:33:01
ekelly	

USER DEFINED

Prior Id # 1:	95765
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11406

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COFRAN ROBERT M	34931-150		2/18/2002		410,000	No	No		
COFRAN EMILY A	22476-248		10/7/1992		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2014	10	Solar Pa	13,415	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/5/2018	Inspected	BS	Barbara S
4/24/2018	MEAS&NOTICE	BS	Barbara S
2/10/2014	Info Fm Prmt	EMK	Ellen K
11/15/2008	Meas/Inspect	197	PATRIOT
11/1/2000	Hearing Chag	201	PATRIOT
11/16/1999	Meas/Inspect	153	PATRIOT
1/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7675		Sq. Ft.	Site		0	80.	0.76	9			Topo	-10					468,179						468,200	

Total AC/HA:	0.17619	Total SF/SM:	7675	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	468,179	Spl Credit		Total:	468,200

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	6 - Stucco		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.10731709
Const Adj.:	0.97020000
Adj $ / SQ:	139.661
Other Features:	106500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	481190
Depreciation:	182371
Depreciated Total:	298819

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

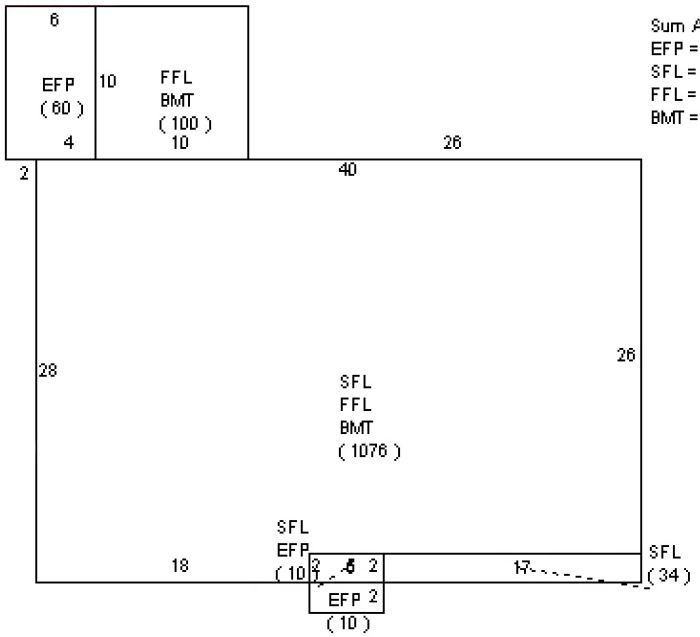
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	139.66
Special Features:	0	Val/Su Net:	84.12
Final Total:	298800	Val/Su SzAd	130.14

SKETCH



Sum Area By Label :
EFP = 80
SFL = 1120
FFL = 1176
BMT = 1176

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,176	41.900	49,273
FFL	First Floor	1,176	139.660	164,242
SFL	Second Floor	1,120	139.660	156,421
EFP	Enclos Porch	80	59.430	4,754

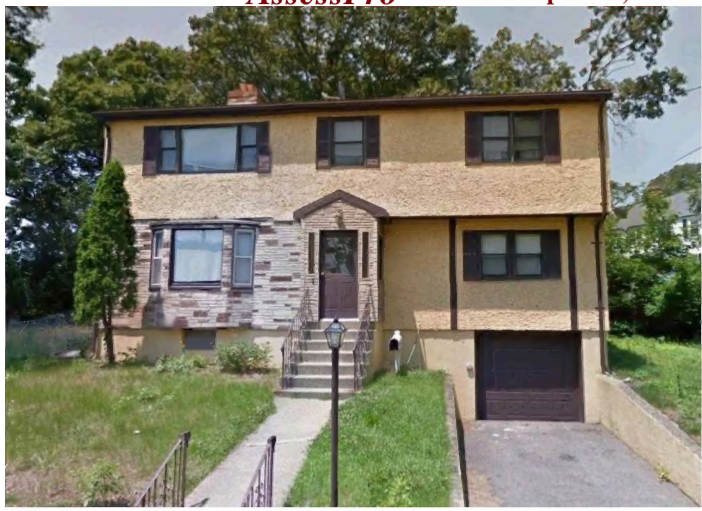
Net Sketched Area:	3,552			Total:	374,690
Size Ad	2296	Gross Area	3552	FinArea	2296

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 146.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	